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# Texas Eastern University Master Plan

University of Texas at Tyler



## TEXAS EASTERN UNIVERSITY

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### T. E. U. MASTER PLAN

H. J. McKenzie's Report January 10, 1978

It has been five years this month since our school opened and during that period, all development and construction on the 200 plus acres have more or less conformed to our original master plan. Although our enrollment has not come up to our estimates nor have we completed all of the construction included on the plan, we should not proceed with further bi-annual estimates for budgetary purposes without agreeing to a master plan to carry us through at least seven more years or probably until 1985.

When Senate Bill 419 was enacted into law, it was based on the Coordinating Boards study indicating the school would be opened in 1977 with an enrollment of 1000 students and would grow to the extent of 5000 students by 1983 or 800 per year after the first year. We later changed our estimates based on opening in September of 1975 with a growth of 5000 students in 1980.

We actually started in January of 1973 with an enrollment of 176 students. In the fall of 1973 we had 507; in 1974 - 874; 1215 in 1975; 1500 in 1976, and finally 1800 in the fall of 1977. Our average increase per year for the last three years has been 340.

For budgeting and building space requirements for the same period we have been estimating increases in enrollment of between 600 and 700 per year or about twice the number we figured on.

Apparently the magic figure is 5000 students (head count) but the question is how many per year and how many years to reach this goal. If we have an increase of 400 per year, we can reach 5000 by 1985 or approximately one-third less making about 3400 F.T.E.S.

Certainly since our master plan was conceived five years ago, there have been many changes made in the courses of study, the estimated number of students for each class, the buildings designated for different disciplines, space allocation for each building and the campus location.

This is what this is all about and why we need to revise and expand the master plan.

I would suggest that we consider a head count enrollment of <sup>4240</sup>~~5000~~ and that this may be attained by 1985.

Using this as a basis, we should determine what will be needed for each year in facilities and buildings allowing a reasonable amount as surplus. The architect and administration with approval of the Regents should expand and revise the present plan on this basis and come up with location plans for buildings, structures, streets, parking lots, etc. This would allocate certain areas for certain facilities and not be proceeding in a haphazard manner not knowing what our long range plans would be.

The number of buildings and facilities we will need by 1985 along with their location and approximate size will determine the extension of streets as well as additional exit and entrances.

#### STREET EXIT AND ENTRANCE PLAN

Each of you has been furnished with a small scale drawing indicating in brown color the existing streets, alternate plan for extensions shown in red - orange - black and green. Shown in yellow are present and proposed buildings except I have not indicated the location of Building No. 3, Fine and Performing Arts, and Building No. 4, General Class room building as is proposed for phase No. 3 in the upper right hand corner.

This was left off as the size and location would be determined by the location of the entrance road shown in



green, also in my opinion this area would provide a better location for the auditorium than in the athletic field area.

In the discussions on any street extensions, it will be necessary to discard the idea that we can keep the students from having to cross a street to get to the buildings and be free of moving cars. All of our 1800 students have to get out of their cars and walk down the driveway lane of the parking lot and then cross the street in front of the buildings to get to their class rooms.

The plan to be followed should be one designating the streets needed, and controlling traffic by stop signs, slow signs, directional arrows similar to the manner in which the whole city is controlled and as other colleges such as Houston University, Rice, A. and M., Texas University, etc.

My personal preference would be another entrance from University as shown in blue and similar to the one we have on Patriot.

Second would be the streets colored black and green and third the one in orange.

This does not interfere with a plan for having a so-called "Walking Campus" but to eliminate traffic congestions and dead end streets.

#### CLEARING APPROXIMATELY 80 ACRES

The plan referred to above shows in dotted green approximately 80 acres outside of the area where buildings, parking lots and lake exists.

The area is covered with trees, brush, thickets, vines, underbrush, weeds and trash that has been dumped there over the years.

The desirable or specimen trees should remain, but all dead trees, brush and trash should be removed. I consider this a must and hope the Board of Regents will pass a resolution authorizing the work to be undertaken within this year and that it be handled under contract based on competitive bids that we may receive.

#### WHY I CONSIDER THE CLEANING A MUST

1. To eliminate the fire hazard and provide access for fire equipment.
2. To conform with the City Ordinance.
3. To keep peace with the neighboring area.
4. To maintain safe and sanitary conditions.
5. To eliminate the breeding places for rodents - skunks - raccoons - all of which we have many, not to mention the snakes.
6. To provide more depth (esthetically) to the property and to be able to see the buildings and areas around the buildings.
7. To increase site distance for cars.
8. To eliminate locations where rape and mugging can take place within 100 feet of a road or walk.
9. To permit the growth of the specimen trees which are retarded by the underbrush.



10. If the original cost cannot be obtained from existing funds, am sure the foundation will make the money available.

As to maintenance the running of a brush hog over the property 2 or 3 times a year should be adequate.

For the bio-lab area would recommend the area below the dam up to the Highway property line below contour 560 which would provide about 72 acres. This area would be difficult to clear or maintain and has little other value unless these portions are filled.

Our University is in the City of Tyler and within 4 to 5 years will be surrounded by residential and other developments. I would hope that we can keep a clean and attractive 200 acre site and not be taking on all of the hazards and responsibilities of maintaining this thicket portion under the guise of preserving the native beauty.

#### MASTER PLAN - APPENDIX A

##### Estimated student enrollment - distribution of Credit hours and space requirements.

In connection with the further development of the Master Plan which will go along with the staff's present budget study for the coming year as well as the next biennium (Dr. Stewart's letter of January 9), there are several questions I would like to raise.

Why have the years been eliminated where we have figures

*Revised by Dr. Stewart 2/4 Projections.*  
such as 1200 - 2000 - 2800 and 3800 F.T.E.S. Without a good estimate of the enrollment and F.T.E.S. for each year, how do we know what to figure on for the next biennium?

We over estimated our enrollment for the last two years and this has caused excessive space requirements and excessive estimated expenses.

In addition to estimates being too high for the enrollment, we have failed to deduct for off-campus requirements, 40% of students being night students making possible 40% less space needed, as the same rooms can be used almost twice as much each day - and finally have not allowed for the available space in the Roberts School which would in itself be the equivalent of another 50,000 square foot of building.

I do not think that we have done so much over-estimating as we have failed in our student recruiting program. In our budgeting I am highly in favor of doing what should be done to increase our enrollment. This will be necessary if we are going to fill up the space we have and indicate what we are going to need.

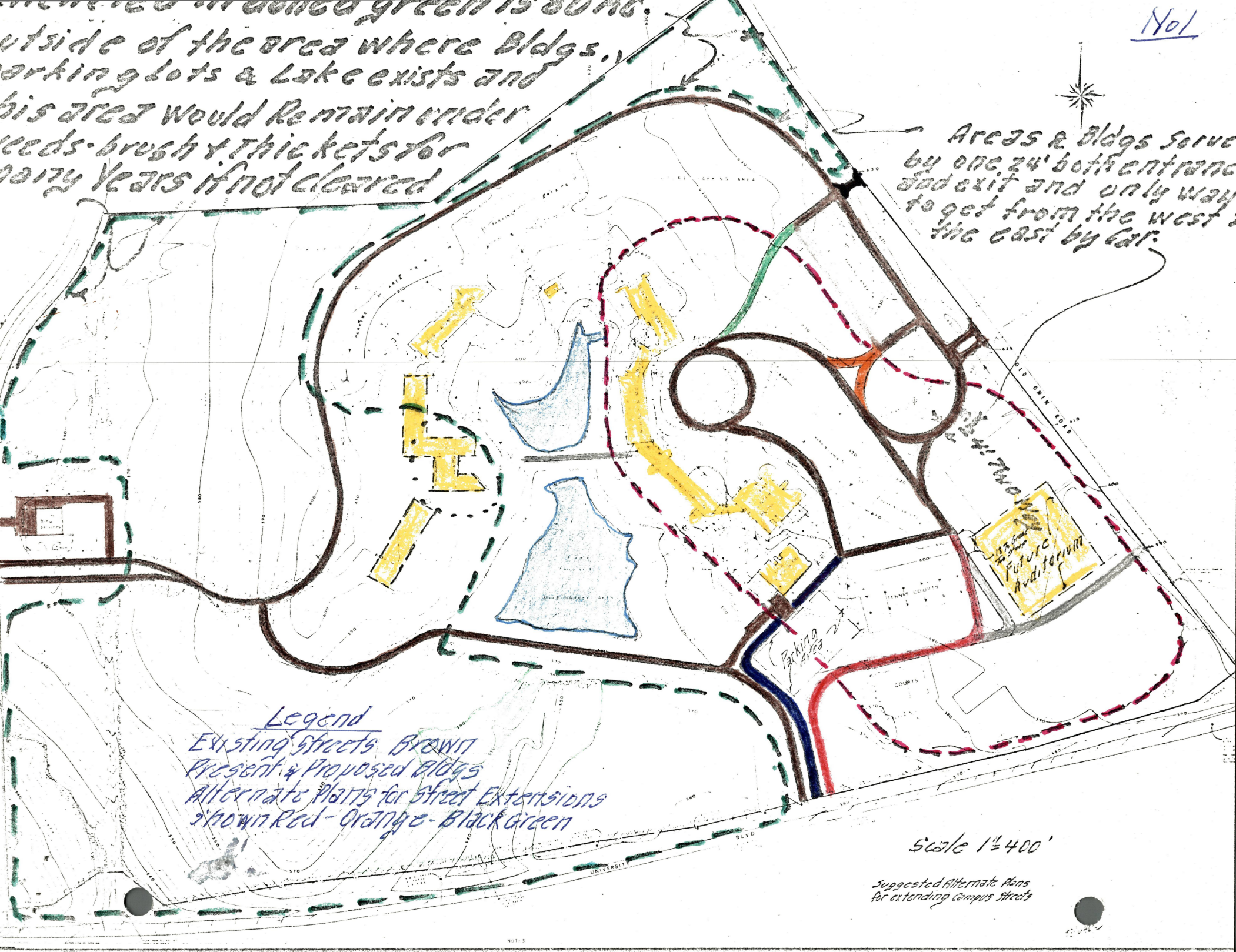
Even with <sup>300</sup>~~400~~ additional students or <sup>2100</sup>~~2200~~ in September of this year we will have more space than needed without the Science and Math Buildings and new Business Building.

Our cost per student is too high and we are going to be compelled to make realistic budgets and keep down our costs. Any little help that could be obtained from the Educational Foundation would be of short duration.



outside of the area where Bldgs.,  
parking lots & Lake exists and  
this area would remain under  
brush & thickets for  
many years if not cleared

Areas & Bldgs. serve  
by one 24' both entrance  
and exit and only way  
to get from the west  
the east by car.



Legend  
Existing Streets Brown  
Present & Proposed Bldgs  
Alternate Plans for Street Extensions  
shown Red - Orange - Black Green

Scale 1" = 400'

Suggested Alternate Plans  
for extending campus streets